

Appendix C:
Hollister General Plan Implementation Timeline

1-Year Time Frame		Land Use	Housing	Circulation	Community Services	Open Space	Natural Resources	Health and Safety
I.U.A	Develop signage ordinance	H.A Establish inclusionary housing regulations	C.A Classify roadways	CSF.A Adopt an Information Technology Plan	OS.A Create an agricultural community disclosure ordinance			
I.U.B	Investigate inclusionary housing programs	H.B Expand sewer and water system capacity to meet housing needs	C.B Develop truck routes	CSF.B Evaluate fire service consolidation opportunities				
I.U.C	Revise zoning regulations	H.C Prepare and use plans to facilitate multi-family infill housing		CSF.C Implement joint use agreements with school districts				
I.U.D	Update public service master plans	H.D Modify the zoning ordinance to encourage affordable housing						
I.U.E	Initiate a process to amend the AMBAG forecasts	H.E Modify the zoning ordinance to give priority to encourage lot consolidation for affordable housing						
		H.F Revise impact and planning fees						
		H.G Establish resale contracts and rent and income limits						
2-Year Time Frame	I.U.F Conduct outreach and education	H.I.H Increase allocations for affordable housing	CSF.D Adopt a performance standards ordinance	NRC.A Conduct air quality education programs	HSA Designate travel routes for hazardous materials			
I.U.G	Develop and adopt design review guidelines	H.I.I Implement the growth management ordinance to give priority to affordable housing	CSF.E Consider the formation of a planning area-wide Fire District	NRC.B Explore regional planning opportunities to preserve habitats	H.SB Designate truck routes			
I.U.H	Develop a street tree program	H.J Adopt a reasonable accommodation ordinance	CSF.F Coordinate with the San Benito County Water District in water system expansion needs	NRC.C Identify opportunities for PG&E assistance	HSC Implement the airport land use plan			
I.U.I	Develop streetscape improvement guidelines	H.K Adopt an anti-discrimination ordinance	CSF.G Coordinate with the Sunnyslope County Water District in water system expansion needs	NRC.D Provide for backup energy provision	HSD Provide for public awareness and education about noise issues			
I.U.J	Develop guidelines for the preparation of lighting plans	H.L Adopt criteria for use in design review and refine the design review process	CSF.H Establish procedures and requirements for well and ditch tail water tests					
		H.M Disseminate fair housing information	CSF.I Establish requirements for water conservation in new development					
			CSF.J Identify opportunities for library service expansion					
			CSF.K Identify recycling program opportunities					
			CSF.L Implement actions for pesticide and fertilizer management					
			CSF.M Provide information on water conserving landscaping					
			CSF.N Update the Fire Protection Master Plan					

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	Land Use	Housing	Circulation	Community Services	Open Space	Natural Resources	Health and Safety
3-Year Time Frame	L.U.K Formulate and implement an economic development strategic plan	H.Q Encourage "green" building standards and processes		CS.F.O Adopt a Storm Water Master Plan		N.R.C.E Encourage "green" building standards and processes	H.S.F Compile complaint information and periodically evaluate enforcement needs for noise impacts
	L.U.L Inventory and designate historical sites	H.R Establish zoning for emergency shelters and transitional housing facilities		CS.F.P Identify drainage system improvements		N.R.C.F Establish and update the list of species	H.S.G Update geologic, flooding and other hazard maps
	L.U.M Inventory illegal or dangerous housing units	H.S Establish zoning for farmworker and ranch hand housing		CS.F.Q Identify opportunities for water recycling		N.R.C.G Establish mitigation for the burrowing owl colony in the Fairview Road/Santa Ana Road area	
		H.T Modify residential care facility zoning		CS.F.R Update the City's Water System Master Plan			
		H.U Participate in the creation of a nonprofit affordable housing organization					
5-Year Time Frame	L.U.N Assemble parcels for development in accordance with RDA programs	H.V Assist in maximizing use of rehabilitation loan programs		CS.F.S Prepare guidelines for water quality source control program		OS.D Enact a farmland trust	
	L.U.O Assess existing Downtown Hollister parking district	H.W Establish mixed-use development standards					
	L.U.P Evaluate capital improvements program	H.X Modify second unit development standards and permit process					
		H.Y Protect "at risk" units					
		H.Z Provide information on second units for homeowners					
		H.A.A Publicize energy conservation programs					
		H.B.B Update the housing element regularly					
		H.C.C Annex up to 50 acres of land for residential development					
		H.D.D Modify the growth management ordinance after the expiration of Measure U					

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On-Going Time Frame	Land Use		Housing		Circulation		Community Services		Open Space		Natural Resources		Health and Safety	
	LU.Q	Encourage intergovernmental coordination	LU.EE	Apply density bonus zoning and other incentives for affordable housing development	C.C	Encourage intergovernmental coordination	CS.F.T	Conduct water quality education programs	OS.E	Coordinate with other jurisdictions in open space planning	NRC.I.I	Apply air quality standards in new development review	HS.I.II	Apply flood control requirements in new development
LU.R	Encourage specific plans		LU.F.F	Apply Title 24 requirements	C.D	Evaluate public facilities fees	CS.F.U	Continue to require proper disposal of pollutants	OS.F	Manage private open space	HS.I.I	Coordinate with San Benito County on hazardous waste management planning		
LU.S	Evaluate public facilities fees		LU.G.G	Conduct an annual housing element review	CE	Monitor LOS levels	CS.F.V	Coordinate with the water resources association of San Benito County	OS.G	Provide open space access points	HS.J	Apply Title 24 requirements	HS.J	Conduct periodic emergency exercises
LU.T	Fund RDA housing projects		LU.H.HI	Expedite processing for affordable housing development	CF	Prioritize and implement roadway improvements	CS.F.W	Enforce strict requirements for development in high fire hazard areas	OS.H	Create open space preservation opportunities	HS.K	Conduct periodic noise monitoring		
LU.U	Implement phasing strategy		LU.I.II	Facilitate development at key housing sites	CS.F.X	Enhance facilities for fire and police services	OS.I	Restrict utilities in open space	NRC.I.J	Coordinate with other agencies in air quality planning	HS.L	Continue to implement actions related to unenforced masonry buildings		
LU.V	Offer development incentives	LU.H.JJ	Facilitate the establishment of neighborhood associations	CS.F.Y	Evaluate coordinated funding strategies for infrastructure and services	CS.Z	Implement plans for a regional wastewater treatment facility	NRC.M	Establish buffers to protect air quality	HS.M	Designated emergency evacuation routes			
LU.W	Promote improvements during design review		LU.K.KK	Identify new sites for multi-family infill housing when opportunities arise	CS.F.AA	Implement the City's Solid Waste Management Plan	CS.F.BB	Implement the Parks and Recreation Master Plan	NRC.N	Identify opportunities for transit-oriented development	HS.N	Identify traffic noise mitigation needs		
LU.X	Rehabilitate, replace or eliminate illegal or dangerous housing units		LU.I.II.	Implement monitoring systems	CS.F.CC	Maintain an up-to-date CIP	CS.F.CC	Maintain an up-to-date CIP	NRC.O	Implement the LEED program	HS.O	Periodically evaluate the City's Noise Ordinance		
LU.Y	Review development regulations		LU.M.MM	Implement plan to expand funding resources	CS.F.DD	Maintain data on sewer and water system capacity	CS.F.DD	Maintain data on sewer and water system capacity	NRC.P	Promote solar design	HS.P	Provide staff training on noise enforcement		
LU.Z	Review impact fees		LU.N.NN	Link code enforcement with public information programs	CS.F.EEE	Monitor water quality at the wastewater treatment plant	CS.F.EEE	Monitor water quality at the wastewater treatment plant	NRC.Q	Publicize energy conservation programs	HS.Q	Regularly update the Building Code		
LU.AAA	Study infrastructure "hook-up" fees		LU.O.OO	Monitor special needs housing	CS.F.FF	Provide for new elementary and middle schools	CS.F.FF	Provide for new elementary and middle schools	NRC.R	Require appropriate landscaping to mitigate air quality impacts	HS.R	Require cleaning on sites with hazardous soils		
			LU.P.PP	Prepare information and conduct outreach on housing issues	CS.F.GG	Publicize the City's waste management program	CS.F.GG	Publicize the City's waste management program	NRC.S	Require building and site design review for energy conservation	HS.S	Review and update the City's Emergency Plan		
			LU.Q.QQ	Provide emergency housing assistance	CS.F.III	Inspect drainage channels and culverts	CS.F.III	Inspect drainage channels and culverts	NRC.T	Require construction techniques that minimize wind erosion	HS.T	Review new development for potential noise impacts		
			LU.R.RR	Respond to fair housing complaints	CS.F.IU	Require pre-construction surveys for nesting raptors	CS.F.IU	Require pre-construction surveys for nesting raptors	NRC.U	Require project mitigation for habitat				
			LU.S.SS	Respond to requests for reasonable accommodation and disseminate information	CS.F.IV	Require fire protection mitigation in new development	CS.F.IV	Require fire protection mitigation in new development	NRC.W	Require project review for energy conservation measures				
			LU.TT	Promote solar design	CS.F.JJ	Require fire protection mitigation in new development	CS.F.JJ	Require fire protection mitigation in new development	NRC.X	Require wetlands delineation				

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On-Going Time Frame (Continued)	Land Use	Housing	Circulation	Community Services	Open Space	Natural Resources	Health and Safety
				CSF:KK Require law enforcement review CSF:LL Require storm water runoff measures CSF:MM Required utility providers review CSF>NN Support construction of a second high school		NRC:Y Require wetlands replacement plans	